

# Clark County

## 20-Year Comprehensive Management Plan Review 2015-2035

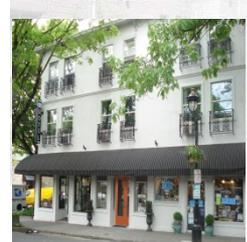


### 2035 Employment Projection

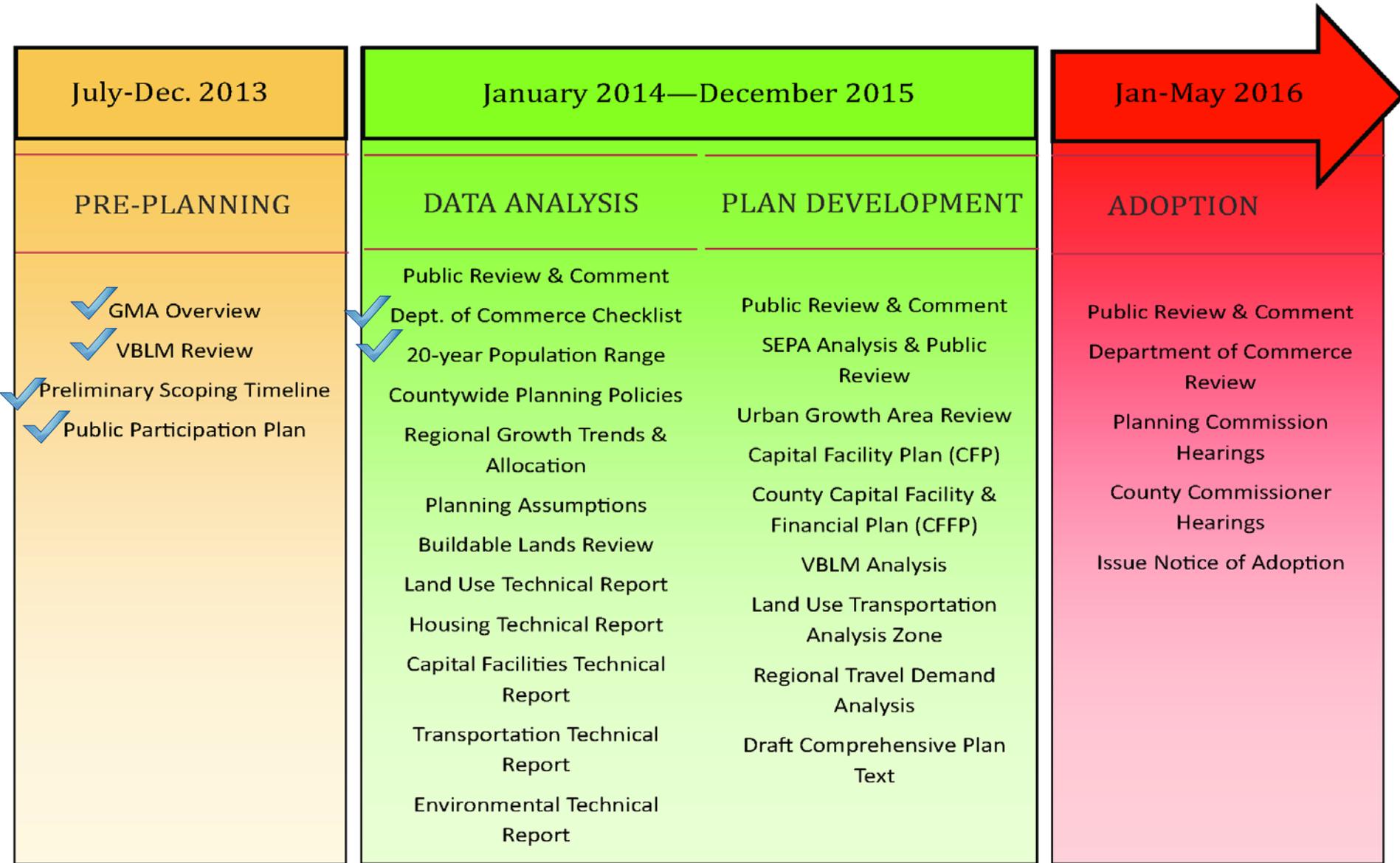


# Agenda

- **Comprehensive Plan progress to date**
- **Review employment projections**
- **Confirm Clark County employment projection for 2016 comp plan update**
- **Discuss next steps**
- **Comments and questions**



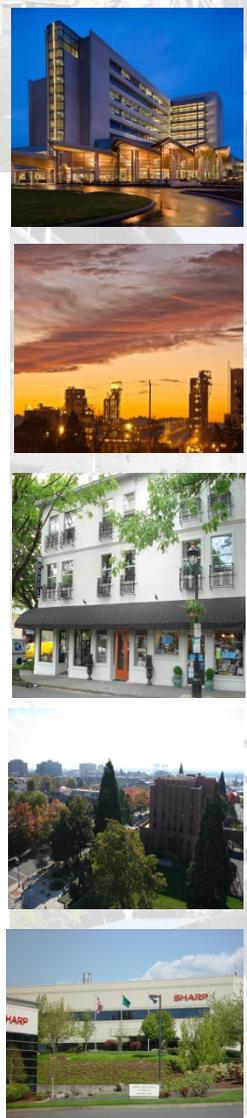
# 2016 Comprehensive Plan progress to date



# Clark County 20-year Employment Projections

## Points of consideration:

1. Growth Management Act (GMA) does not require local jurisdictions to plan for a particular number of jobs
2. Jobs is an important consideration in sizing UGAs
3. Historically Clark County used “jobs to population ratio” (informed by: US Census Data and State Employment Data)
4. 2007 Comp plan used a ratio of 1:1.39 persons



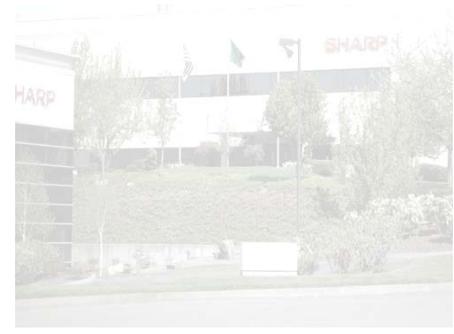
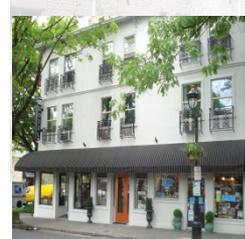
# Washington Employment Security Department Analysis

## 1. Population and housing

- OFM mid-range projection of 562,207 residents
- Metro's projection of 2.66 persons per household
- Equates to 211,400 Clark County households

## 2. Labor force and employed residents

- Labor force projection equates to 245,300
- Taking into account projected unemployment rate; aging of population; recession impact



# Washington Employment Security Department Analysis

## 3. Gross nonfarm employment

- National projections show slight decline in % of self-employed residents
- Estimate of 244,700 jobs

## 4. Cross-county commuting, net employment and jobs/housing ratio

- How many gross nonfarm jobs will be located in Clark County?
- Net Cross-county commuters = 58,000 nonfarm jobs
- Current ratio of nonfarm jobs to housing units = 0.94



# Sample Targets for Job/Housing Ratio 2015-2035

Scenario	Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1	0.79	167,100	77,700	25,700	1,370
2	0.94	198,700	46,000	57,400	3,440
3	1.04	219,800	24,900	78,500	4,800
Aggressive	1.10	232,500	12,200	91,200	5,700

# Washington Employment Security Department Scenarios for Clark County 2035

## Scenario 1: Constant proportion of net cross-county commuters

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
0.79	167,100	77,700	25,700	1,370

*Planning assumption: Transportation infrastructure and land zoned for employment expand at an adequate pace to support both development in county and commuting across river.*

- Job growth rate at 0.8 percent annually.*



# Washington Employment Security Department Scenarios for Clark County 2035

## Scenario 2: Constant jobs/housing ratio

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
0.94	198,700	46,000	57,400	3,440

*Planning assumption: Less capacity needed in terms of bridge crossing. More land made available for commercial and industrial development.*

- Job growth rate at 1.7 percent annually*

# Washington Employment Security Department

## Scenarios for Clark County 2035

### Scenario 3: Clark County governments make a conscious effort to increase the jobs/housing ratio

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1.04	219,800	24,900	78,500	4,800

*Planning assumption: County increases the jobs/housing ratio by zoning additional land for industrial and commercial uses.*

- Job growth rate **would need** to be at 2.2 percent annually.

# Washington Employment Security Department Scenarios for Clark County 2035

## Aggressive job growth rate scenario - a self-sustaining community

Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1.10	232,500	12,200	91,200	5,700

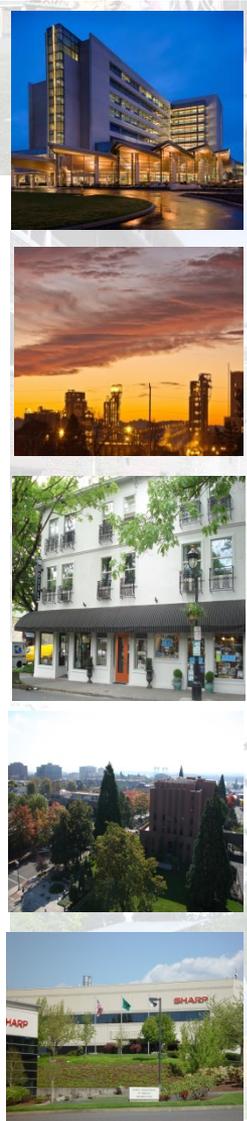
### *Planning assumption:*

- *Job growth rate **needs to be greater** than 2.2 percent annually to reach the 1 to 1 ratio.*

Note: 2013 Vacant Buildable Land Model indicates 6,696 available net employment acres currently available.

# Suggested next steps

1. Staff recommends the BOCC choose “aggressive job growth rate scenario”
2. Request the BOCC hold a hearing to consider adoption of chosen employment projection
3. Coordinate with local jurisdictions to complete population and employment allocation and include partners in assessing the type of land available and the location





**Comprehensive Growth Management Plan review 2016**

**Thank you.**

**Comments and questions?**